007.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	697,800 / 697,800
					USE VALUE:	697,800 / 697,800
					ASSESSED:	697,800 / 697,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN GREGORY H
Owner 2:	BRANDT FRANCES S
Owner 3:	
Street 1:	146 BROOKS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KNOX KATHLEEN/ ESTATE -
Owner 2:	BALFE EDWARD/ ESTATE -
Street 1:	44 DEWEY ST UNIT 2
Twn/City:	DORCHESTER
St/Prov:	MA Cntry:
Postal:	02125

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1908, having primarily Wood Shingle Exterior and 1102 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5974.000	214,700	3,700	479,400	697,800
Total Card	0.137	214,700	3,700	479,400	697,800
Total Parcel	0.137	214,700	3,700	479,400	697,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 633.21 /Parcel: 633.21

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 6380

GIS Ref

GIS Ref

Insp Date 11/03/17

!686!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	214,700	3700	5,974.	479,400	697,800		Year end	12/23/2021
2021	101	FV	197,800	3700	5,974.	479,400	680,900		Year End Roll	12/10/2020
2020	101	FV	197,800	3700	5,974.	479,400	680,900	680,900	Year End Roll	12/18/2019
2019	101	FV	179,600	3700	5,974.	509,300	692,600	692,600	Year End Roll	1/3/2019
2018	101	FV	179,600	3400	5,974.	371,500	554,500	554,500	Year End Roll	12/20/2017
2017	101	FV	179,600	3400	5,974.	323,600	506,600	506,600	Year End Roll	1/3/2017
2016	101	FV	179,600	3400	5,974.	275,600	458,600	458,600	Year End	1/4/2016
2015	101	FV	156,900	3400	5,974.	269,600	429,900	429,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:52:20

LAST REV

Date	Time
02/04/20	10:21:53
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 686

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNOX KATHLEEN/	73766-477		12/4/2019	Estate/Div	900,000	No	No		Kathleen Knox dod 5/2/2018
	18694-237		11/1/1987		1	No	No		

USER DEFINED

Prior Id # 1:	6380
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	MM	Mary M
11/3/2017	MEAS&NOTICE	HS	Hanne S
2/6/2009	Meas/Inspect	189	PATRIOT
10/21/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	256	PATRIOT
8/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5974		Sq. Ft.	Site		0	80.	1.00	1									479,378						479,400	

Total AC/HA:	0.13714	Total SF/SM:	5974	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	479,378	Spl Credit		Total:	479,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	134.973
Other Features:	58888
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	311224
Depreciation:	96480
Depreciated Total:	214745

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

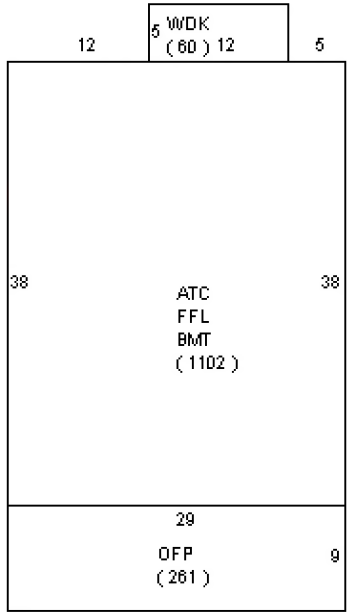
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.97
Special Features:	0	Val/Su Net:	73.75
Final Total:	214700	Val/Su SzAd	144.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,102	40.490	44,622
FFL	First Floor	1,102	134.970	148,740
ATC	Attic	386	134.970	52,059
OFP	Open Porch	261	22.820	5,955
WDK	Deck	60	16.000	960

Net Sketched Area:	2,911			Total:	252,336
Size Ad	1487.6999	Gross Area	3627	FinArea	1102

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1960	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	1	8X8	A	AV	2000	6.00	T	15.2	101			300			300

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700

IMAGE

AssessPro Patriot Properties, Inc